

The regular meeting of the Farr West Planning Commission was held on Thursday, December 11, 2014 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Bonnie Beal, Ken Phippen, Ted Black, Phil Owen, Joe Markland, Milt Austin and Bruce Allen. City Council members present were Ava Painter and Mayor Dickemore. Staff present was Andrea Ortgiesen. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. Joe Markland led in the pledge of allegiance. Bonnie Beal offered a prayer.

#### #1 - Public Comments

Bruce Allen asked to be included in the discussion on items 4, 5 and 6.

#### #2 – Follow-up and Approval of Minutes dated November 13, 2014

**TED BLACK MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 13, 2014.  
KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

#### #3 – Report from City Council

Ava Painter reported the City Council held a work session about the RAMP Grant. Ava reported they approved a business license for Jazzercise. The Council discussed the crossing by Miya Meadows. They reported on their assignments, approved the bills and adjourned to be able to attend a joint meeting with Pleasant View.

#### #4 – Motion – Set a public hearing for January 15, 2015 to consider the request of a conditional use permit for Brent Davis for a meat slaughtering and cutting business located at approximately 3746 North Higley Road – Brent Davis

Brent Davis was present requesting a conditional use permit for a meat slaughtering and cutting business. John Stewart stated Mr. Davis currently has a business in West Weber. Mr. Davis stated people would bring their beef and they would slaughter, cut and give the meat back to the client. Mr. Davis stated they are just south of Northern Asphalt. Ted Black asked where he is currently located. Mr. Davis stated it is at 1402 S 4700 West. John Stewart asked for a brief explanation of the slaughtering part of the business. Mr. Davis stated the animals would be brought in the night before and kept under a lean-to on the back of the building. They would then be slaughtered the next day. Mr. Davis stated he would slaughter approximately 20-25 animals per week. Ted Black asked why Mr. Davis is not slaughtering at his current location. Mr. Davis stated the property is not zoned for that. He stated he was renting a kill plant in Corinne and then he changed to having Jason Steed doing it with a mobile unit. Bruce Allen stated he is concerned about the proximity to the new park as well as odors and flies.

**KEN PHIPPEN MOTIONED TO SET A PUBLIC HEARING TO CONSIDER THE REQUEST FOR A CONDITIONAL USE PERMIT FOR BRENT DAVIS FOR A MEAT SLAUGHTERING AND CUTTING BUSINESS LOCATED AT APPROXIMATELY 3746 NORTH HIGLEY ROAD**

**FOR JANUARY 15, 2015. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.**

#5 –Motion – Set a public hearing for January 15, 2015 to consider the request for a re-zone of the Hales Property LLC, parcel number 19-039-0023, located at approximately 2400 West 2400 North, from the A-1 zone to the R-1-15 zone

Jim Flint was present seeking a re-zone of the Hales Property located at approximately 2400 West 2400 North from the A-1 zone to the R-1-15 zone. Mr. Flint stated it is a 31 acre parcel and the request for the R-1-15 zoning fits in with the surrounding developments.

**JOE MARKLAND MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 15, 2015 TO CONSIDER THE REQUEST FOR A RE-ZONE OF THE HALES PROPERTY LLC, PARCEL NUMBER 19-039-0023, LOCATED AT APPROXIMATELY 2400 WEST 2400 NORTH, FROM THE A-1 ZONE TO THE R-1-15 ZONE. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

#6 – Discussion/Action – Preliminary Approval of Hales Estates Overall Subdivision located at approximately 2400 West 2400 North – Jim Flint

Jim Flint was present seeking preliminary approval of Hales Estates Overall Subdivision located at approximately 2400 West 2400 North. John Stewart stated the knuckle will need to be removed. Ken Phippen asked why there are 11 phases. Mr. Flint stated they plan on developing roughly one phase per year and with complications in the elevation of the sewer and the possibility of accessing sewer from Edgewood Estates later, it will make the development easier in that regard. Ted Black stated when little phases are done like this something always seems to happen and parts of the development sit empty and roads don't get completed. Mr. Flint stated it is a financial issue. Ken Phippen addressed the need for temporary turn-arounds during development. It was suggested that the development be reduced down to 3 phases. Mr. Flint presented the drainage plan.

**KEN PHIPPEN MOTIONED TO TABLE PRELIMINARY APPROVAL OF HALES ESTATES OVERALL SUBDIVISION LOCATED AT APPROXIMATELY 2400 WEST 2400 NORTH DUE TO THE CURRENT ZONING OF THE PROPERTY. TED BLACK SECONDED THE MOTION, ALL VOTING AYE.**

#7 – Discussion – Overall Concept of John Chugg Subdivision located at approximately 1431 Harrisville Road – Jim Flint

Jim Flint was present on behalf of John Chugg to discuss the overall concept of the proposed John Chugg subdivision. John Stewart stated Mr. Chugg has purchased this property and the city has a vested interest due to the walking path access to Mountain View Park. John stated there is a drain line under the walking path, however, no easement was ever recorded. Bonnie Beal asked about leaving an island

with the remainder parcel. John addressed the 6 foot chainlink fence requirement between the R-1-15 lot and the Chugg Jersey A-1 property. John discussed waiving that requirement due the fence not serving a purpose and making it harder to maintain the walking path drainage if the farmland property owner was alright with that. Ken Phippen stated his concern was with consistency of application of ordinances.

#8 – Discussion/Action – Request to vacate six feet of the ten foot utility easements located at 2587 West 2325 North – Justin Wadman

Justin Wadman was present requesting to vacate six feet of the ten foot utility easement on his property. Mr. Wadman stated he would like to move his garden and construct a detached building. He stated he would like to reduce the south and west easements to 4 feet. John stated Mr. Wadman will need to get an engineer to draw up a plat with the proposed easement.

**JOE MARKLAND MOTIONED TO RECOMMEND APPROVAL OF THE REQUEST TO VACATE SIX FEET OF THE TEN FOOT UTILITY EASEMENTS LOCATED AT 257 WEST 2325 NORTH WITH THE PROPER PLAT PROVIDED. PHIL OWEN SECONDED THE MOTION, ALL VOTING AYE.**

#9 – Discussion/Action – Request to vacate easement in McCrady Subdivision #2 – Andy McCrady

Aaron McCrady was present on behalf of Andy McCrady requesting to vacate the easement in the McCrady Subdivision #2. Mr. McCrady stated they would like this vacated in order to allow other commercial development to occur. John stated they would need a proper plat in order to record.

#10 – Discussion/Action – WISCO Inc Site Plan located at 2214 North 2000 West

Corey Wilkes was present for a review of his Site Plan at WISCO. John Stewart gave a little background on the property. John stated he has seen no progress on the property. Mr. Wilkes stated he needs another year. Ken Phippen stated he feels the City has given him everything that he has asked for to this point and the City is obligated to enforce and uphold the ordinances that are in place. Ken stated they asked for some progress and have seen none. John stated they have seen no interest in Mr. Wilkes' part to comply with the site plan requirements. John asked what good another year is going to do. Mr. Wilkes said hopefully he can make some progress. Ken Phippen stated these legally are two separate pieces of property and if this piece of property was sold, the new owner would be immediately out of compliance. Mr. Wilkes stated the situation would be different then, but because his father-in-law currently owns the property, putting in a fence just doesn't make sense. Ken stated Mr. Wilkes stood here before the commission and stated he would put the fence in. Mr. Wilkes stated no, he has said from the very beginning that he will do everything he can to avoid putting in the fence. Mr. Wilkes stated there are several other properties in the city that aren't being held to the ordinances and he just wants the same exemption. Mr. Wilkes stated he needs \$100,000 to comply with the City and State requirements and he just doesn't have that. He stated he has a nice little business and he doesn't see the sense in

putting a guy out of business over an asphalt driveway and a fence. John Stewart stated the City is trying to correct as many issues as it can, but moving forward, they have to enforce ordinances.

**JOE MARKLAND MOTIONED TO REVOKE THE SITE PLAN APPROVAL AND RECOMMEND THE CITY COUNCIL REVOKE THE BUSINESS LICENSE FOR WISCO. TED BLACK SECONDED THE MOTION, ALL VOTING AYE, WITH THE EXCEPTION OF KEN PHIPPEN WHO ABSTAINED.**

#11 – Report on Assignments

John Stewart stated he would like the January Work Session to include a visioning session to see where the Planning Commission wants to head in the next year.

#12 – Adjournment

**AT 8:50 P.M., TED BLACK MOTIONED TO ADJOURN THE MEETING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

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Andrea Ortgiesen, Clerk

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John Stewart, Chairman

Date Approved: \_\_\_\_\_